

REAL ESTATE MARKET NEWS AND COMMENT

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SEVERAL DWELLINGS SOLD

Small Buyers Make Market Seem Active in Other Boroughs and Suburbs.

Professionals were the only ones who did anything interesting yesterday in the Manhattan and Bronx realty market. What they did was not of unusual importance. Indeed the only transaction at private sale reported that has special interest was the sale of a large plot on Washington Heights in the old Hebrew Orphan Asylum tract, which was taken over by a builder for improvement with six story apartments. In other city and suburban districts quite a bit of activity was reported, but it was all on a small scale.

Elsewhere in this paper the story is told of the sale of the old school and goods of the company which owned the Hebrew Orphan Asylum at Broadway and Perry second street to a company which will carry out the original plans of the building, which call for thirty stories.

BUILDER GIVES 151ST ST. PLOT.
Casi Lewis has sold for a syndicate in which Samuel H. Stone, Daniel B. Freedman, Helmer & Wolf and A. L. Morfechai & Son are interested, the plot of six lots, \$25,000, on the south side of 151st street, 150 feet west of Broadway. The purchaser is a builder, who will erect a six story elevator apartment house. The plot is part of the Hebrew Orphan Asylum block between Broadway, Riverside Drive, 150th and 151st streets, which the syndicate bought several years ago. They have resold all but a 150 foot plot on 150th street.

BUYS ON WEST END AVENUE.
Daniel B. Freedman has bought, through Leroy C. Ingram, from the United Holding Company, two plots on lot 245, located 62 feet south of Eighty-eighth street. The Uhlmann had owned the property for thirteen years. The parcel is in the heart of a group of big apartments erected along West End avenue in the past few years. Mr. Freedman still after the house into stores and offices for doctors and dentists if he does not sell the property.

DEAL FOR MURRAY HILL HOUSE.
Pearl & Elliman have sold for Mrs. John N. Beckman 119 East Fortieth street, a four story brownstone, high end dwelling, and Park Avenue, has been sold by Nathan Straus. Mr. Jacobs is proprietor of the Lillian Court Hotel.

LAKWOOD HOTEL SOLD AGAIN.
A syndicate of New York men, headed by Nathan Jacobs, has purchased the Lakewood Hotel, which was built by Nathan Straus. Mr. Jacobs is proprietor of the Lillian Court Hotel.

TO BUILD MONTCLAIR HOME.
J. Irving Walsh has purchased through Hughes & Whittle a plot on the north side of Cooper avenue, Upper Montclair, N. J., and has entered a contract for building a Swiss chalet for his own occupancy to Edward S. O'Neill.

CAEDHURST COTTAGE RENTAL.
H. Goldschmidt has rented for Mrs. Katherine J. White her house on White's lane, Cedarhurst, L. I., to Julius Loeb.

TO CONDEMNE OLD HOTEL.
The first step toward condemning the old Grand Union Hotel, at Forty-second and Park avenue, has been taken by the Public Service Commission, which passed a resolution to begin condemnation proceedings at once. The property is needed for the construction of the connection between the Lexington avenue subway and the present line at Forty-second street and Park avenue.

BUYS GREENWICH SHOREFRONT.
Derschuch & Co. have sold for M. Kromke a tract of five acres on the Shore road at Greenwich, Conn., having about 500 feet of frontage on the sound and having riparian rights. The purchaser is L. M. Robert, who owns adjoining property.

TAH AVENUE HALVES BUILDING.
The extension of Seventh avenue has resulted in the alteration of the six story factory at 52 and 54 Grove street. The extension will cut the building in two on a diagonal line, so it is proposed to build new facilities at the new building site, at a cost of \$14,000. George W. Cowen, William C. Thayne and Elizabeth T. Thayne are the owners. Christopher F. Boscom is the architect.

BRONX STORES AND DWELLINGS.

Gronenberg & Leutgach have filed plans for the construction of three one story brick stores and dwellings, 20x46.5 and 25x50, on the northeast corner of Belmont avenue and Fordham road, for the Rudolph Wallich Company, Benjamin Doddlin, president, at a total cost of \$10,000.

MORTGAGE COMPANY ELECTION.

At a directors' meeting of the First Mortgage Guarantees Company of Long Island City yesterday the following officers were reelected: William H. Williams, president; Clinton R. James, vice-president; H. Pushkin, William H. Arvin C. Leach, secretary. The directors declared a quarterly dividend of 1 per cent, payable to the stockholders of record at the close of business on March 2, 1914.

YOUNG TAXPAYERS ORGANIZE.

Sons and daughters of the members of the Greater New York Taxpayers Association have organized an auxiliary to the association, which will be known as the Greater New York Taxpayers Association Affiliated. The auxiliary organization realizes the real estate problems which confront their parents and will cooperate with the older members. There will be a meeting at Stuyvesant Casino, 142 Second avenue, on Monday evening, and many prominent real estate owners will make addresses. The officers of the new organization are: Oscar Meyerson, president; H. W. Goodman, treasurer, and Simon Greenfeld, secretary.

PROPERTY OWNERS TO MEET.

The Harlem Property Owners Association will hold a meeting to-night at 147 West 125th street.

The West Side Taxpayers Association will meet this evening at Heinebund Hall, 287 West Thirty-fourth street.

RESULTS AT AUCTION.

Public Offerings Yesterday in Manhattan and the Bronx.

[AT 14 VERNEY STREET.]
By Joseph P. Day.

BUDLER BUYS OGDEN AVE. PLOT.
Louis Meeks and Charles E. Ostlie have sold for William Schlechter the frame dwelling, on plot 50x115, on the west side of Ogden avenue 70 feet north of 165th street. The purchaser is a builder, who will improve the site with a four story apartment house.

BRONX FLAT SOLD.

COURTLAND AVENUE.—Cahn & Pittsman have sold to Paul Zegarish and Marion Zegarish 794 Courtland avenue, a four story flat with stores, on lot 24x62.

EAST AVENUE.—John Blaesser has sold 184 East avenue, a two story dwelling, on lot 25x100, located 225 feet north of 18th street.

PARK SLOPE DWELLING RESOLD.
Henry Pieron & Co. have sold the two story and basement brownstone, 181-183 Park Slope, Brooklyn, between Second and Third avenues, for William E. Burke to invest. This is the second sale of the property from this brokerage firm within a few weeks.

B. J. Storck has sold for Paul Connelly the plot 40x100 on the south side of Sixth street, 150 feet east of Sixth avenue.

RICHMOND HILL CORNER DEAL.

The northwest corner of Jamaica avenue and Cottage street, a plot 80x100, in Richmond Hill section, has been sold by Merik & May for a client to Adrienne Miller for improvement. The same brokers have the adjoining plot a few days ago.

TENANTS FOR ADAMS BUILDING.

Large Corporations, Bankers, Lawyers and Others Take Space.

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Well known law firms which have contracted for space in the structure are Nicol, Anable, Lindsay & Fuller, one-half of the twenty-fifth floor; Herrick, Cannon, Sleane and Littlefield & Littlefield, also Goldsmith & Co., metals, have also leased the westerly half of the twenty-fourth floor.

Other large space is to be occupied by E. F. Hamilton, St. Joseph Lead Company, J. F. Way, E. H. Barnes, Robert Horner, Goldsmith, Cohen, Cole & Weiss, the estate of Marcus Daly, R. Burnham Moffat, Eugene N. Robinson, Pratt, Koch & Boyle; trustees of Sailors Snug Harbor, Cuban Telephone Company, Rojas Harbo & Co., Atwater & Clarke, W. P. Clyde, Ashley & Co., Amberson Hydraulic Company.

W. T. HYDE LEASES A HOUSE.

William T. Hyde, who recently sold his expensive residence on 111 East Seventeenth street just east of the H. C. Frick residence, has taken lease of the dwelling at 5 East Seventy-eighth street, owned by the estate of Thomas E. Stillman. The house is five stories high and occupies a lot 25x100. It is said Mr. Hyde will pay \$10,000 a year for ten years for the property.

CITY DWELLINGS RENTED.

Gustave Britt has leased the three story dwelling at 24 Bank street for the estate of William P. Woodcock 2d to Amelia Bender; also the three story dwelling at 22 Irving place to Eliza Alberts, and the three story dwelling at 18 Irving place to Margaret Hogan.

John J. Clancy & Co. have leased the dwelling 384 West Fifty-first street to the Goldbergs with offices on 115 West 158th street, first floor to Orr, N. Children; 222 West Fifty-eighth street to Addison H. Woods; 344 West Fifty-eighth street to Marie May, and 338 West Fifty-eighth street to a Mr. Anderson.

STORES AND LOFTS LEASED.

Charles B. Hansen & T. J. S. Flint have leased the western duplex store in 28 East Forty-ninth street, corner of Madison avenue, for a term of years to Landwands, Inc.

The Douglas Robinson, Charles S. Brown Company has leased the store at 119 and 211 Nassau street for a long term to Mitchell, the tailor. The Roland Whiting Company was an associate broker.

A. von Ostermann has leased the five story building at 107 West Forty-seventh street for a term of years to William J. Kellie, 215 Elmwood, Bronx.

The Croton & Bronx Company has leased office space in the United States Rubber Company building, southeast corner of Broadway and Fifty-eighth street, to the C. J. Cross, Federal Sign System, Electric, and to the Norma Company of America.

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LAKEWOOD HOTEL SOLD AGAIN.

A syndicate of New York men, headed by Nathan Jacobs, has purchased the Lakewood Hotel, which was built by Nathan Straus. Mr. Jacobs is proprietor of the Lillian Court Hotel.

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NEW RESTAURANT ON 30TH ST.

Old Chop House at 58 Leased to New Interests for 10 Years.

George R. Read & Co. have leased for ten years the five story building at 58 West Thirty-sixth street to William Schroeder and Oscar Krug for use as a restaurant, a purpose for which the building has been used for many years.

NEW CONCERN ON FIFTH AVENUE.

Babson Bros. of Chicago, dealers in taking machines and accessories, are the lessors of the building owned by Mrs. Jenny K. Stafford at 473 Fifth avenue, between Fortieth and Forty-first streets, the lease of which was reported in this Sun a few days ago. The lease was negotiated by William A. White & Sons & George F. Read & Co. for the building to be entirely remodeled by Shad Bready, whose plan calls for a new front and interior work which amounts to practically a new building.

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